

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The regular meeting of the Commission on Chicago Landmarks scheduled for **July 11, 2019**, is **CANCELLED**.

The Permit Review Committee will hold its regular meeting **in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, July 11, 2019, at 1:00 p.m.**

Eleanor Gorski
Secretary

NOTICE OF PUBLIC MEETING

DRAFT PERMIT REVIEW COMMITTEE THURSDAY, July 11, 2019 City Hall, 121 N. LaSalle St., Room 201-A

1:00 p.m.

DRAFT AGENDA:

- 1. 2020 W. Thomas** **2nd Ward**
Ukrainian Village District
Proposed new, second-floor, rear addition to the single-family residence
- 2. 560 W. Fullerton** **43rd Ward**
Mid-North District
Proposed replacement of deteriorated exterior wythe of masonry on the south and west elevations, new window openings and other alterations
- 3. 1730-1734 W. 18th** **25th Ward**
Proposed Pilsen Historic District
Proposed rehabilitation of three two-story buildings including construction of new one-story, rooftop additions, roof decks, and other alterations
- 4. 1833 S. Throop** **25th Ward**
Proposed Pilsen Historic District
Proposed demolition of the front façade of a three-story, masonry building and construction of a three-story, front addition

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, July 11, 2019

DRAFT

1. **2020 W. Thomas**

2nd Ward

Ukrainian Village District

Proposed new, second-floor, rear addition to the single-family residence

Applicant: Jeremy Caufman, owner
Richard Gallik, 3SI, Inc., architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. As proposed, the roof shall be clad in architectural asphalt shingles to match the remainder of the roof. New masonry on the side elevations shall match the existing in size, color, texture, and appearance.

2. **560 W. Fullerton**

43rd Ward

Mid-North District

Proposed replacement of deteriorated exterior wythe of masonry on the south and west elevations, new window openings, and other alterations

Applicant: Andreas Mantius, owner
Zenon Kurdziel, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 3, 6, 7, and 9 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. As proposed, the exterior wythe of face brick at the south and west façades (which has deteriorated beyond repair) may be removed and replaced to match historic in dimensions, coursing, profile, color, texture, and finish. Owner shall contact Historic Preservation staff to schedule a site visit after removal of outer wythe masonry and prior to any further work to review the condition of back-up masonry. Masonry repair/replacement details shall be included with permit application and a mockup of new masonry with mortar shall be reviewed for approval by Historic Preservation staff prior to order and installation; and,
2. The size and configuration of the new windows are approved as proposed. Based on the information submitted, the proposed windows do not appear to meet the Commission's standards and guidelines. More details shall be submitted with permit application. An alternative window may need to be selected if appropriate profiles cannot be achieved.

3. **1730-1734 W. 18th**

25th Ward

Proposed Pilsen Historic District

Proposed rehabilitation of three two-story buildings including construction of new one-story, rooftop additions, roof decks, and other alterations

Applicant: Michael Fox, Fox Chicago LLC, owner
Peter Mayer, Mayer Jeffers Gillespie Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 3, 4, 5, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark properties and district and approve the project with the following conditions:

1. The proposed masonry repairs with select masonry replacement are approved in concept. Original brick should be salvaged and reused to the greatest extent possible. Detailed masonry information including exact quantities of masonry requiring replacement and replacement details shall be submitted with permit application. All new masonry shall match the historic in dimensions, coursing, profile, color, texture, and finish;

2. The ground floor alterations are approved. Enlarged, dimensioned storefront details shall be submitted with permit plans;
3. As proposed, new windows shall be aluminum-clad wood consistent with the original configuration and operation as seen in the historic photograph dated 1947. Enlarged, dimensioned window details shall be submitted with permit; and,
4. As proposed, the new cornice on 1732 S. Throop shall be based on the historic cornice as seen in the 1947 photo. Enlarged, dimensioned details shall be submitted with permit application.

4. **1833 S. Throop**

25th Ward

Proposed Pilsen Historic District

Proposed demolition of the front façade of a three-story, masonry building and construction of a three-story, front addition

Applicant: Ruben Sereno, owner
 Jamie Gascon, architect
 Rolando Acosta, attorney

Staff Recommendation: Staff recommends that the Committee:

- A. Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission (the “Rules and Regulations”), the significant historical or architectural features of the proposed district are identified as all exterior elevations, including rooflines, of the buildings visible from the public rights-of-way; and
- B. Preliminarily find that the subject building, a raised, three-story apartment building constructed circa 1880 contributes to the character of the proposed Pilsen Historic District which includes excellent examples of residential and commercial architecture synonymous with the working-class neighborhood; and
- C. Preliminarily find that proposed work would have an adverse effect upon the significant historical and architectural features of the building and the proposed Pilsen Historic District, pursuant to Article III, Sections G.3.a. and G.5.e. of the *Rules and Regulations*, Commission’s *Guidelines* and the *U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings*; and
- D. Preliminarily find that pursuant to Section 2-120-780 of the Landmarks Ordinance, the proposed work will adversely affect

and destroy significant historical and architectural features of the property and the proposed Pilsen Historic District; and

- E. Issue a preliminary decision disapproving the application for demolition of the historic front façade and construction of a new front addition.

A preliminary decision disapproving the application would trigger an informal conference and, if the informal conference does not reach an accord, a public hearing on the permit application in accordance with the provisions of the Chicago Landmarks Ordinance.